

Butler County Board of Commissioners

Planning Department

124 W. Diamond Street, PO Box 1208, Butler, PA 16003-1208
Phone 724.284.5300 Fax 724.284.5315 TDD 724.284.5473

Commissioners

Leslie A. Osche, ***Chairman***
Kimberly D. Geyer, ***Vice Chairman***
Kevin E. Boozel, ***Secretary***



Planning Department

Mark Gordon

*IN LIGHT OF THE RESURGENCE OF THE COVID-19 VIRUS, THIS
MEETING WAS CONDUCTED UTILIZING AUDIO-VIDEO
CONFERENCING.*

MINUTES

BUTLER COUNTY PLANNING COMMISSION COUNTY GOVERNMENT ANNEX BUILDING-UL FLOOR

January 19, 2022

I. ROLL CALL

Chairman Hines called the meeting to order at 4:30 p.m. with the following guests, members and staff in attendance:

Commission:

Jesse Hines, Vice Chairman
Ron Henshaw, Secretary
Barbara Sutton
Mary Hess
Tom Kamerer
Larry Kurpakus
Chuck McCall
Brent Thomas

Staff:

Joel MacKay
Mark S. Gordon

Guests:

Richard Craft PE
Donald Graham
John Taylor

II. ELECTION OF OFFICERS

Tom Kamerer nominated Jesse Hines to be Chairman, seconded by Barbara Sutton. The motion passed and Jesse Hines will be the Chairman for 2022.

Barbara Sutton nominated Ron Henshaw to be Secretary seconded by Brent Thomas. The motion passed and Ron Henshaw will be the Secretary for 2022.

III. BCPC MEMBER 4 YEAR TERM EXPIRATIONS

***Brent Thomas**

The commissioners approved Brent Thomas for a 4 year term expiring 12/31/25.

IV. APPROVAL OF MINUTES

~December 15, 2021

*Tom Kamerer made a motion to approve the minutes, seconded by Mary Hess. **The motion passed.***

V. PUBLIC COMMENT

John Taylor of Taylor Engineering presented the Beachem Sketch Plan in Cherry Township. After some discussion, the board requested specific information be added to the plan for review at the next BCPC meeting.

VI. SUBDIVISION REVIEW

Joel reviewed all the plans for presentation to the Commission prior to the meeting. Plans were emailed to all members and Mark prior to the meeting for review.

*Brent Thomas made a motion to approve the Action Plan Comments under the County SALDO as amended with comments. Barbara Sutton seconded the motion. **The motion passed.***

*Tom Kamerer made a motion to approve the Major Plans under Municipal SALDO as amended with comments. Larry Kurpakus seconded the motion. **The motion passed.***

*Mary Hess made a motion to approve the Minor Plans under Municipal SALDO as amended with comments. Tom Kamerer seconded the motion. **The motion passed.***

BCPC members, who have a conflict of interest in a plan, abstain from voting on that plan as noted next to the plan.

VII. OFFICER & COMMITTEE REPORTS

***Chairman**

Noting to Report

***Secretary**

Noting to Report

VIII. PLANNING DEPARTMENT REPORT

*Joel reported that the updated SALDO did not specify the minimum width of a proposed new access right-of-way. Ron Henshaw made a motion to make the minimum width 25 feet. Larry Kurpakus seconded the motion. **The motion passed.***

Application fees received this month totaled \$11,630 and year to date total \$11,630.

IX. OLD BUSINESS

Jesse requested that when the new SALDO is adopted that paper copies be provided to the board members. Joel stated that they would be provided.

X. NEW BUSINESS

None

XI. ADJOURNMENT

*Tom Kamerer made a motion to adjourn. The motion was seconded by Mary Hess. **The motion passed**, and the meeting adjourned at 5:40PM.*

BCSALDO PLANS

(4)

Butler City

Cammissa's Bodyshop Expansion, Site Plan, #22018

BCPC conditionally approves this plan pending the receipt of a copy of the recorded Right-of-way agreement.

Staff Summary; Additions to Existing Bodyshop

Cherry Township

Burgoon, 1 Lot & Residual, #22015

BCPC did not have any comments on and approves this plan.

Staff Summary; 18.17 Acre Lot with Home, 40.53 Acre Non-Building Residual

Concord & Washington Townships

Schneider, Lot Line Revisions & RW, #22022

Richard Craft PE made a Modification Request to use a 1"=200' plan scale instead of a 1"=100' scale because the parcels are large, BCSALDO Section 402.1 . Larry Kurpakus made a motion to approve this request. Barbara Sutton seconded the motion. The Motion Passed.

BCPC did not have any comments on and approves this plan.

Staff Summary; Lot Consolidations to Create 3 Separate Lots with a New RW Access, Same Owners

Venango Township

Mizgorski, 1 Lot & Residual, #22008

BCPC did not have any comments on and approves this plan.

Staff Summary; New 13.72 Acre Non-Building Lot from Residual with House

MAJOR PLANS

(7)

Cranberry Township

Crescent, 776 Units, #22006

BCPC did not have any comments on this plan.

Staff Summary; Master Plan for Large Housing Development

Diesel Edge, Site Plan, #22009

BCPC did not have any comments on this plan.

Staff Summary; Artificial Turf Field, Parking & SW Facility

Breckenridge LD, 112 Townhomes, #22014

BCPC did not have any comments on this plan.

Staff Summary; 112 Unit Townhome Development

Boundary Lofts Apartments, 68 Unit PRD, #22020

BCPC did not have any comments on this plan.

Staff Summary; 2 Building, 68 Unit Apartment Development

Butler Township

Popeye's, Site Plan, #22004

BCPC did not have any comments on this plan.

Staff Summary; New Fast Food Restaurant

Family Bowlaway, Site Plan, #22005

BCPC did not have any comments on this plan.

Staff Summary; Outdoor Entertainment & Food Area

Slippery Rock Township

Ligo, 2 Lots, Residual & RW, #22017

BCPC did not have any comments on this plan.

Staff Summary; Two New Lots & adding 8.23Acres to Residual Lot with House and a New Access RW

MINOR PLANS

(11)

Adams Township

Whitetail Meadows #13, Lot Line Revisions, #22010

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Cranberry Township

Breckenridge, Lot Line Revisions, #22013

BCPC did not have any comments on this plan.

Staff Summary; 5 Lot Consolidation

Boundary Lofts Consolidation, Lot Line Revision, #22021

BCPC did not have any comments on this plan.

Staff Summary; 2 Lot Consolidation

Donegal Township

Knoll, 1 Lot & Residual, #22003

BCPC notes that the DEP “10 Acre Permit Exemption” being applied for has very strict requirements. Please ensure this plan qualifies for this sewage planning exemption and consult with DEP if necessary.

BCPC did not have any other comments on this plan.

Staff Summary; Subdivide 10.224 Acre Lot from Family Farm for Granddaughter

Forward Township

Trina, 1 Lot & Residual, #22002

BCPC did not receive sewage facilities planning requirements for Lot 2 of this subdivision as required by PA Act 537.

BCPC did not have any other comments on this plan.

Staff Summary; 2 Lot Subdivision

Jackson Township

Seneca Trails #2, Lot Line Revisions, #22011

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Lancaster Township

Arden Wood #23, Lot Line Revisions, #22012

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Middlesex Township

Miller/Hertzler/Wise, 2 Lots & LLRs, #22001

BCPC did not have any comments on this plan.

Staff Summary; 1 Lot, Residual & LLRs between Neighbors

Muddy Creek Township

Farinelli-Stanley-Updegraph, Lot Line Revisions, #22019

BCPC did not have any comments on this plan.

Staff Summary; Lot Line Revisions Between Neighbors

Oakland Township

Bergbigler, 1 Lot & Residual, #22007

BCPC notes that the DEP “10 Acre Permit Exemption” being applied for has very strict requirements. Please ensure this plan qualifies for this sewage planning exemption and consult with DEP if necessary.

BCPC did not have any other comments on this plan.

Staff Summary; New 10.22 Acre Lot with 10 Acre Exception & Residual with Non-Building Waiver

Summit Township

Kaiser, Lot Line Revision, #22016

BCPC did not have any comments on this plan.

Staff Summary; Add 2.715 Acre Lot to Existing Lot with House

Respectfully submitted by

Joel R. MacKay, for

Ron Henshaw, Secretary